

Summary of a Meeting
Committee on Zoning
Meeting of August 30, 2018
To be reported out September 20, 2018

NO. A-8416 (29th & 37th WARDS) ORDINANCE REFERRED (7-25-18)
DOCUMENT NO. O2018-6128

PASS AS AMENDED

Common Address: 5700 W Homer

Applicant: Alderman Emma Mitts and Alderman Christopher Taliaferro

Change Request: Manufacturing Business Residential Planned Development No. 1013, as amended to M1-2 Limited Manufacturing District and Manufacturing Business Residential Planned Development No. 1013, as amended to Manufacturing Business Residential Planned Development No. 1013, as amended

NO. 19706 (50th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4973

Common Address: 2828 W Pratt Boulevard

Applicant: Yeshiva Ohr Boruch, The Veitzener Cheder

Owner: Yeshiva Ohr Boruch, The Veitzener Cheder

Attorney: Ronald Cope

Change Request: RS2 Single-Unit (Detached House) District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District

Purpose: After rezoning, the building will remain a school. The building will remain with no alterations. The building is 26,331.7 square feet. The purpose of the rezoning is to allow a shared kitchen. A not-for-profit catering company will occupy the kitchen when the school is not being used for catering purposes. The school has an existing parking lot in the rear of the lot.

2018 SEP 10 AM 11:56

NO. 19332-T1 (47th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5525

SUBSTITUTE NARRATIVE & PLANS
PASS AS REVISED
PASS AS SUBSTITUTED

Common Address: 4545 N Ravenswood Ave

Applicant: HPL-4545 Ravenswood LLC

Owner: HPL-4545 Ravenswood LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-5 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of an outdoor patio/deck, on the roof of the existing four-story (with rooftop penthouse) commercial/office building, at the site. The proposed rooftop patio/deck will be for the exclusive use and enjoyment of the commercial and/or office tenants of the building (including, without limitation, a potential brewery/taproom/restaurant). The existing building contains 3,796 square feet (approx.) of commercial/retail space - at grade level, and three floors of office space (5,243 square feet per floor) - above. There is an existing rooftop penthouse (685 square feet approx.) above the 4th Floor. There is no off-street vehicular parking, available at the site, but there is one (1) loading berth, located within the interior of the Floor. The existing building is masonry in construction and measures 77 feet-0 inches in height

NO. 19707 (47th WARD) ORDINANCE REFERRED (6-27-18)

DOCUMENT #02018-4974

Common Address: 2121 W Addison St

Applicant: Gentoo, Inc

Owner: Gentoo, Inc

Attorney: Law Offices of Samuel VP Banks

Change Request: RT3.5 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) multi-unit residential building, at the subject property. The new proposed building will contain a total of three (3) dwelling units. There will be onsite parking for three (3) vehicles, in a detached one-story garage, located at the rear of the property, with access off of the Public Alley. The new building will be masonry in construction and measure 37 feet-8 inches (approx.) in height.

NO. 19704-T1 (45th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4968

AMENDED TO TYPE 1

Common Address: 5325 W Winnemac Ave

Applicant: Dwellevate LLC series 1

Owner: Dwellevate LLC series 1

Attorney: James Wigoda

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing two story building will not be changed. There are four dwelling units; two parking spaces in a detached garage; and no commercial space. There will be no changes to this property.

NO. 19702-T1 (44th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4961

SUBSTITUTE NARRATIVE & PLANS

Common Address: 1048-1050 W Cornelia Ave

Applicant: Sawbill Properties LLC Series 2

Owner: Sawbill Properties LLC Series 2

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story multi-unit residential building, at the subject property. The existing two-story (frame) residential building will be razed-. The new proposed building will contain a total of nine (9) dwelling units - between the 2nd and 4th Floors. The subject property is located less than 1,320 linear feet from the entrance to the Addison CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of seven (7) vehicles, located within the 1st Floor of the new building, with access off of the Public Alley (east). The new building will be masonry in construction and measure 49 feet-0 inches in height.

NO. 19698-T1 (41st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4954

Common Address: 5306 W Devon
Applicant: 5306 Devon LLC
Owner: Absolute Pin Inc
Attorney: Paul Kolpak
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District
Purpose: To construct a 3 story, 3 unit residential building with no commercial space. There will be 3 off-street parking spaces. The height of the building will be 33 feet 0 inches.

NO. 19716-T1 (40th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4937

Common Address: 2342 W Foster Ave
Applicant: Ihor Zhuk and Gerarld Scheffler
Owner: Ihor Zhuk and Gerarld Scheffler
Attorney: Daniel Louer
Change Request: B1-2 Neighborhood Shopping District to RM4.5 Residential Multi-Unit District
Purpose: The applicant intends to construct a three-story, Three (3) dwelling unit building with basement. There will be three parking spaces provided at the rear of the property. The footprint of the building shall be approximately 24 feet by 70 feet and the building shall be 42 feet 8 inches high (at the rear), as defined by city code

NO. 19699 (38th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4955

Common Address: 7427-7429 W Addison St
Applicant: Andrzej Chraca
Owner: Andrzej Chraca
Attorney: Tyler Manic of Schoin, Banks, Kenny & Schwartz, Ltd
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District
Purpose: After rezoning, the building will have a second story addition. The first floor will contain 2 dwelling units. The second floor will contain two dwelling units. A new 4 car garage will be erected

NO. 19715-T1 (32nd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4932

Common Address: 2016 W Webster Ave
Applicant: EZMB LLC
Owner: EZMB LLC
Attorney: Daniel Lauer
Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed Use District
Purpose: The applicant intends to construct a four story, three dwelling unit building with a basement. The building height shall be 45 feet high, as defined by code. This application is being re-filed solely for the purposes of correcting typographical errors found in the previous ordinance filed under application no. 19484-T1

NO. 19592-T1 (27th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2325

Common Address: 1114 W Fulton St

Applicant: FMW Holdings LLC

Owner: FMW Holdings LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story building. The zoning change will also bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation plan calls for the establishment of commercial (3,137 square feet) space - of grade level, and office suites - above (Floors 2 thru 4). The plan also calls for the erection of a one-story penthouse, above the 4th Floor, which will be for the exclusive use of the tenants of the building. No onsite parking is intended or required. The existing building, with proposed 5th Floor addition, is and will be masonry in construction and will measure 61 feet-0 inches in height.

NO. 19688 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4958

PASS AS REVISED

Common Address: 1001 W Chicago Ave; 727 N Milwaukee Ave

Applicant: 1001 Chicago LLC

Owner: 1001 Chicago LLC

Attorney: DLA Piper

Change Request: Residential Business Planned Development 1263 to Residential Business Planned Development 1263, as amended

Purpose: The Applicant requests a re-zoning from Residential-Business Planned Development No. 1263 to Residential-Business Planned Development No. 1263, as amended to allow for personal service and participant sports and recreation as permitted uses in the existing building in order to allow for an approximately 3,185 square foot ground floor fitness user in the existing building. No other physical changes are proposed to the existing building

NO. 19697-71 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4943

SUBSTITUTE NARRATIVE & PLANS

Common Address: 615-621 N Ogden Ave and 1157 W Erie St

Applicant: 1157 W Erie LLC

Owner: 1157 W Erie LLC

Attorney: Law Office of Mork J Kupiec

Change Request: M1-2 Limited Manufacturing District to B2-5 Neighborhood Mixed Use District

Purpose: To demolish the existing building and to build a new 6 story, mixed-use building with commercial space on the ground floor (approximately 1,570 square feet) and 9 dwelling units on the upper floors 14 parking spaces: height 67 feet

NO. 19709 (27th WARD) ORDINANCE REFERRED (6-27-18)

DOCUMENT #02018-4976

PASS AS REVISED

Common Address: 400-410 N Green St; 832-54 W Kinzie St; 401-411 N Peoria St

Applicant: Blind Pig Hospitality

Owner: Pickens-Kane Moving and Storage Co.

Attorney: Michael Ezgur

Change Request: M2-3 Light Industry District to DS-5 Downtown Service District

Purpose: The subject property includes 33,355 square feet of land and is currently improved with a two-story commercial building. The Applicant proposes to rezone the property to convert the existing building into a restaurant with 9 parking spaces. There will be no change to the height or loading.

NO. 19712 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4929

PASS AS REVISED

Common Address: 1367-1377 W Fulton Market; 213-233 N Ogden Ave

Applicant: Trammell Crow Chicago Development, Inc.

Owner: Please see application for list of owners

Attorney: DLA Piper

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DX-5 Downtown Mixed-Use District then to a Business Planned Development to permit the construction of an approximately 13-story (303') commercial building containing approximately 315,333 square feet of commercial space and approximately 116 parking spaces, and accessory and incidental uses

NO. 19714-T1 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4931

Common Address: 456 N May Street

Applicant: EZMB LLC

Owner: EZMB LLC

Attorney: Daniel Lauer

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant intends to construct a three (3) dwelling unit building with a basement and a partial fourth floor. There will be three garage parking spaces provided at the rear of the property. The footprint of the building shall be approximately 20 feet 6 inches by 72 feet in size.

NO. 19721 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4985

Common Address: 1341-1355 W Augusta Boulevard

Applicant: Polish Roman Catholic Union of America

Owner: Polish Roman Catholic Union of America

Attorney: Low Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District and C1-2 Neighborhood Commercial District to B2-1 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of an accessory parking lot (14,965 square feet), at the subject site, which will provide additional vehicular parking for the headquarters of the Polish Roman Catholic Union of America (PRCUA) - which is located on the adjacent property (984 North Milwaukee Avenue). The new parking lot will contain forty-five (45) standard vehicular spaces, which will be paved in concrete. There will also be a small landscaped water retention area (4,102 square feet), located along the west end of the site.

NO. 19700-T1 (26th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4956

SUBSTITUTE NARRATIVE & PLANS

Common Address: 2129-2131 W Ohio St

Applicant: SRD Development LLC

Owner: SRD Development LLC

Attorney: Tyler Manic of Schoin, Bonks, Kenny & Schwartz, Ltd

Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: After rezoning, Lot 12 2129 W Ohio will remain zoned at RS-3 to allow for a single family residence. Lot 13, 2131 W Ohio will be rezoned to an RM-5 and will remain a 3 story, 4 dwelling unit residential building standing 35 feet 6 inches tall. No changes will be made to the existing building. 3 parking spaces will be provided.

NO. 19680 (25th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4363

PASS AS AMENDED TO TYPE 1
 PASS AS AMENDED

Common Address: 1907-1909 S Blue Island Ave

Applicant: Ventus Blue Island LLC

Owner: FLG Corporation

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

Change Request: C1-2 Neighborhood Commercial District to RM5.5 Residential Multi Unit District

Purpose: After rezoning, the building will contain 12 dwelling units with 1,580 sf of commercial space on the ground floor. 3 dwelling units will be government subsidized and require no parking. The building will remain the same height. There will be no changes to the exterior of the building. Applicant is seeking a variance to reduce 5 parking spaces to 0 parking spaces. The building is also a contributing property in a landmark district.

NO. 19717 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4940

Common Address: 2345 S Leavitt St

Applicant: Daniel Ibanez

Owner: Daniel Ibanez
Attorney: Rolando Acosta
Change Request: B3-1 Community Shopping District to RM5 Residential Multi Unit District
Purpose: The subject property measures 2,508 square feet and is improved with a three-story mixed use residential building containing one ground floor commercial space, three residential units, no parking or loading. The Applicant proposes to rezone the property to allow for the conversion of the one commercial unit into a residential dwelling units for a total of 4 residential dwelling units, with no parking or loading. There will be no other changes to the building.

NO. 19690 (20th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4960

Common Address: 6061 S Wentworth Ave

Applicant: KJM/RPM Wentworth Investors LLC
Owner: KJM/RPM Wentworth Investors LLC
Attorney: Frederick Agustin
Change Request: C1-1 Neighborhood Commercial District to C2-2 Motor Vehicle Related District
Purpose: The existing 3-story, commercial/industrial building will remain. The reason for this change is to rehabilitate the existing building. When complete, there will be around 17,000-18,000 SF of commercial/industrial space at grade. The 2nd and 3rd floors of the existing building will contain a total of sixteen (16) dwelling units containing approximately 800-900 SF. Moreover, there will be at least sixteen (16) parking spaces to serve the existing building located across the street at 6121 S. Wentworth, Chicago, IL. This off-site lot will require special use approval from the Zoning board of Appeals.

NO. 19186 (3rd WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3198

PASS AS REVISED

Common Address: 1-23 W Cermak Rd, 2210-2458 S State St, 2401-2459 S Dearborn St, 2301-2359 S Federal St, 2301-2309 S State St, 1-9 E 23rd St, 1-53 W 23rd St, 2-24 W 23rd St and 34-54 W 24th St
Applicant: Ickes Master Developer JV LLC
Owner: Please see application for list of owners
Attorney: DLA Piper
Change Request: C2-3 Motor Vehicle Related Commercial District, RM-5 Multi Unit District, DX-3 Downtown Mixed Use District, and M1-3 Limited Manufacturing/Business Park District to a DX-3 Downtown Mixed Use District and then to a Residential Business Planned Development
Purpose: The Applicant requests a rezoning of the subject property from the C2-3 Motor Vehicle Related Commercial District, the RM-5 Residential Multi-Unit District and the M1-3 Limited Manufacturing/Business Park District to the DX-3 Downtown Mixed-Use District and then to a Residential-Business Planned Development to allow for the construction of approximately 972 residential dwelling units and approximately 75,000 square feet of commercial and retail space containing an overall FAR of 2.58. Accessory parking, and accessory and incidental uses.

NO. 19691 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4962

PASS AS REVISED

Common Address: 2501-19 W Armitage Ave
Applicant: 2501 Armitage LLC

Owner: 2501 Armitage LLC
Attorney: Thomas Moore
Change Request: Residential Business Planned Development 1247 to Residential Business Planned Development 1247, as amended
Purpose: Applicant seeks to amend the planned development to make the tenant space compliant for a tavern and packaged goods license

NO. 19696 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4941

Common Address: 2915-23 W Armitage Ave; 1945-51 N Richmond St

Applicant: Solemn Oath Brewery LLC
Owner: BAS 3 Development LLC
Attorney: Law Office of Mark J Kupiec
Change Request: B3-5 Community Shopping District to C1-5 Neighborhood Commercial District
Purpose: To obtain a Tavern License and a Packaged Goods License in order to establish a brewery within the existing commercial space on the ground floor approximately 4,000 square feet of commercial space no parking; existing 4 story, existing height: 50 feet 6 inches

NO. 19701 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4957

Common Address: 532 N Ogden Ave

Applicant: Simon Yoo
Owner: Simon Yoo
Attorney: Law Offices of Samuel VP Banks
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant is proposing to convert the detached grade level retail unit to a residential unit. The three (3) existing residential units will remain without change, which, together with the converted unit, would thereby make for a total of four (4) residential units at the subject property. The existing one-story retail building is masonry in construction, and will remain as is physically. The existing buildings at the subject property are 90 years old, and are served by three (3) surface parking spaces

NO. 19703-T1 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4964

AMENDED TO TYPE 1

Common Address: 2246 N Western Ave

Applicant: MF Group LLC
Owner: MF Group LLC
Attorney: Law Office of Mark J Kupiec
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: To build a four story mixed-use building with a commercial unit on the ground floor (approximately 900 square feet) and 3 dwelling units on the upper floors; 3 parking spaces; height: 45 feet 2 inches

NO. 19705-T1 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4971

SUBSTITUTE NARRATIVE & PLANS

Common Address: 2138 N Rockwell St

Applicant: Markettrade Property Services LLC

Owner: Markettrade Property Services LLC

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to construct a new 4 unit masonry building 49 feet in height with basement, and 4 enclosed parking spaces.

NO. 19710 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4977

AMENDED TO TYPE 1

Common Address: 1511-13 W Ohio Ave

Applicant: 1500 Ohio LLC

Owner: 1500 Ohio LLC

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing buildings and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, height 37'-10"

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	1	1640 W Division St	Salon Lofts
TBD	1	1640 W Division St	Salon Lofts
TBD	1	1640 W Division St	Salon Lofts
Or2018-355	3	2101 S Wobash Ave	Bill Billick
Or2018-367	11	702 W Maxwell St	Board of Trustees of University of IL
Or2018-366	11	1000 W Pershing Road	Vienna Beef
Or2018-365	11	4701 S Halsted St	Aomco Northwest LLC
TBD	12	4100 S Ashland Ave	Swap-O-Rama
Or2018-354	23	5230 S Cicero Ave	Fastpark & Relax
Or2018-353	23	5230 S Cicero Ave	Fastpark & Relax
Or2018-352	23	5230 S Cicero Ave	Fastpark & Relax
Or2018-356	24	3555 W Ogden Ave	Lawndale Christian Health Center
TBD	24	2607 W 17 th St	Lagunitas Brewing Company
Or2018-362	25	1021 W Adams St	PR Adams, LLC
Or2018-361	25	1021 W Adams St	PR Adams, LLC
Or2018-360	25	1021 W Adams St	PR Adams, LLC
Or2018-364	27	1950 W Polk St	Cook County Bureau of Asset Mngmt
Or2018-363	27	1950 W Polk St	Cook County Bureau of Asset Mngmt
Or2018-369	33	2901 W Addison St	First American Properties LLC
TBD	35	3340 N Kedzie Ave	Revolution Brewing
Or2018-359	42	125 W Ohio St	BW River North Hotel
Or2018-358	42	515 N State St	WeWork
Or2018-372	47	4207 N Western Ave	Big Blue Swim

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –
SUBSTITUTED AND PASSED AS AMENDED

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2018-299	50	6341 N McCormick Rd	Banner Northtown Storage
Or2018-298	50	6341 N McCormick Rd	Banner Northtown Storage
Or2018-296	50	6341 N McCormick Rd	Banner Northtown Storage
Or2018-294	50	6341 N McCormick Rd	Banner Northtown Storage
Or2018-293	50	6341 N McCormick Rd	Banner Northtown Storage